



LOUDOUN COUNTY PUBLIC SCHOOLS

DEPARTMENT OF PLANNING SERVICES

21000 Education Court
Ashburn, Virginia 20148
Telephone: 571-252-1050
Facsimile: 571-252-1101
Email: lcpspan@lcps.org

November 9, 2017

RE: CMPT 2017-0006, Dulles North Elementary School (ES-31)

Dear Adjacent Property Owner:

The School Board of Loudoun County, Virginia (the "Applicant") hereby gives notice that the above-referenced applications will be heard at a public hearing before the Loudoun County Planning Commission on the evening of **Tuesday, November 28, 2017 at 6:00 p.m.**, in the Board of Supervisors Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia.

Please be advised that you may receive additional notices, including CERTIFIED NOTICES, for this hearing. THE VIRGINIA STATE CODE and THE LOUDOUN COUNTY ZONING ORDINANCE REQUIRE CERTIFIED NOTICE MAILINGS TO CERTAIN PROPERTIES.

The Applicant has submitted an application for Commission approval to permit an approximately 105,000 square-foot elementary school with associated athletic fields in the R-1 (Single Family Residential) zoning district. The subject property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed uses require a Commission Permit in accordance with Section 6-1101. The subject property is approximately 13.5 acres in size and is located on the east side of Belmont Ridge Road (Route 659), north of Waxpool Road (900), and south of Truro Parish Drive (Route 2119), in the Broad Run Election District. The subject property is more particularly described as follows:

| PIN | TAX MAP NO | ADDRESS |
|-----------------------|----------------|---------------------------------------------|
| 156-36-3683 (portion) | /78///2////1/ | N/A |
| 156-47-3301 (portion) | /78////////38/ | 42656 Waxpool Road, Ashburn, Virginia |
| 156-36-8717 (portion) | /78////////37/ | 42594 Waxpool Road, Ashburn, Virginia |
| 156-36-3643 (portion) | /78///2////2/ | 21768 Belmont Ridge Road, Ashburn, Virginia |

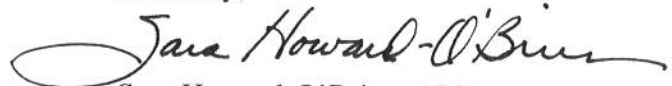
Adjacent Property Owner
LCPS – Dulles North Elementary School (ES-31)
November 9, 2017

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) which designate this area for residential development at a recommended density of one (1) to four (4) dwelling units per acre.

For more information about this application and the public hearing before the Loudoun County Planning Commission, inquiries may be directed to the Loudoun County Department of Planning, Loudoun County, Virginia, at their offices at 1 Harrison Street, S.E., 3rd Floor, Leesburg, Virginia (703) 777-0246. Full and complete copies of the application and related documents may be examined at the Land Development File Room at 1 Harrison Street, S.E., 2nd Floor from 9:00 a.m. to 4:30 p.m., Monday through Friday.

You are invited to attend this public hearing and express your views.

Sincerely,

A handwritten signature in black ink that reads "Sara Howard-O'Brien". The signature is fluid and cursive, with a large loop at the beginning of the first name.

Sara Howard-O'Brien, AICP
Land Management Supervisor

cc: Beverly Tate, Director, Dept. of Planning Services
S:\Planning\Donna's Folder\Tillett - ES-31\Notices\NoticeLtr ES-31 PCPH Nov 28 2017.doc

LOUDOUN COUNTY PUBLIC SCHOOLS

DEPARTMENT OF PLANNING SERVICES

21000 Education Court
Ashburn, Virginia 20148
Telephone: 571-252-1050
Facsimile: 571-252-1101
Email: lcpspan@lcpss.org

